

Date: 9/1/04

Plan Number: TTA 04 0016

Project/Subdivision name: Winchester Property

Type of submission: (X the appropriate one)

Pre-plat _____ Plat _____ Site Plan _____ Limited Partition _____

Technical Amendment ☒ Addressing Only _____

Other (brief description) _____

Status: Under Review Conditional Approval Approved

Primary Tax ID Number 11-30-20-616-0000
621-

Planner J P Schuck

Comments:



August 25, 2004

Mr. Richard Darabi, E.I.
Clifford Lamb & Associates
201 Pinewood Drive
Tallahassee, Florida 32303

Re: Winchester Property Technical Amendment (TTA040016)
Tax Parcels #11-30-20-616-0000 and 11-30-20-621-0000

Dear Mr. Darabi:

This letter is to notify you that your application for a technical amendment filed August 20, 2004, on behalf of Steve E. Allen, Chip Hartung and Bill Roberts has been approved, conditioned upon your return to this office a verified copy of the recording (with the Clerk of the Circuit Court of Leon County, Florida) within 30 days of this approval.

Page 1 of Attachment 1 includes the legal description of parcels 11-30-20-616-0000 and 11-30-20-621-0000.

Page 2 of Attachment 1 illustrates the configuration of parcels 11-30-20-616-0000 and 11-30-20-621-0000.

Page 3 of Attachment 1 illustrates the revised configuration of parcels 11-30-20-616-0000 and 11-30-20-621-0000.

This approval is intended to meet the procedural requirements of the City of Tallahassee Subdivision Regulations only, and it does not waive any other applicable local, state, or federal regulations, nor does it constitute a "replat" of a subdivision recorded in the Public Records of Leon County, Florida. This approval is pursuant to Section 20.12 of the City of Tallahassee Subdivision Regulations and is based on the following findings:

20040080116
THIS DOCUMENT HAS BEEN RECORDED
IN THE PUBLIC RECORDS OF
LEON COUNTY FL
BK: 3150 PG:899, Page1 of 5
08/26/2004 at 09:57 AM,

BOB INZER, CLERK OF COURTS

Mr. Richard Darabi
Winchester Property Technical Amendment
August 25, 2004
Page 2

4. No streets are vacated; and
5. There will be no impact resulting from the proposed change which would require a public hearing before the Planning Commission.

Should you have any questions, please contact our office at (850) 891-7100.

Sincerely,



Wade Pitt
For the Director
Growth Management Department

cc: Jay Schuck, NE LUES Team
Mike Waters, Property Appraiser's Office

**STATE OF FLORIDA
COUNTY OF LEON**

The foregoing instrument was acknowledged before me on this 25th day of August of 2004, by Wade Pitt, who is personally known to me and who did take an oath.

NOTARY PUBLIC STATE OF FLORIDA



Cheryl Andrews
MY COMMISSION # CC989713 EXPIRES
December 25, 2004
BONDED THRU TROY FAH INSURANCE, INC.

sign: Cheryl Andrews

print: Cheryl Andrews

Witness: Cheryl Andrews Cheryl Andrews

LEGAL DESCRIPTION

Northerly portion of the following property as described in Deed Book 96, page 36:

All that part or portion of the following described property which lies North of Washington Street in the City of Tallahassee, Florida; said property being described as follows:

Commencing 5.17 chains West of the Southeast Corner of the Southwest Quarter of Section 30, Township 1 North, Range 1 East, run thence North 8.6 chains, thence West 2.325 chains, thence South 8.6 chains, thence East 2.325 chains to the point of beginning, containing two acres, more or less.

AND ALSO portions of Baker Street vacated by ordinances passed by the City Commission on October 6, 1953 and on June 14, 1960.

BEING MORE ACCURATELY RE-DESCRIBED BY SURVEY AS THE FOLLOWING TWO PARCELS:

PARCEL A

Commence at a terra cotta monument marking the Northwest Corner of Lot 1, Block "A" of WASHINGTON HEIGHTS, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 103, of the Public Records of Leon County, Florida, thence run North 87 degrees 35 minutes 55 seconds East 50.96 feet, thence North 89 degrees 48 minutes 58 seconds East 101.91 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 88 degrees 06 minutes 24 seconds East 160.11 feet, thence South 00 degrees 41 minutes 41 seconds East 175.78 feet, thence North 86 degrees 53 minutes 25 seconds West 162.03 feet, thence North 89 degrees 58 minutes 17 seconds West 153.68 feet, thence North 00 degrees 10 minutes 00 seconds East 25.04 feet, thence South 89 degrees 58 minutes 00 seconds East 153.44 feet, thence North 00 degrees 04 minutes 38 seconds West 147.24 feet to the POINT OF BEGINNING, containing 0.73 acres plus or minus

PARCEL B

Commence at a terra cotta monument marking the Northwest Corner of Lot 1, Block "A" of WASHINGTON HEIGHTS, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 103, of the Public Records of Leon County, Florida, thence run North 87 degrees 35 minutes 55 seconds East 50.96 feet, thence North 89 degrees 48 minutes 58 seconds East 101.91 feet, thence South 00 degrees 04 minutes 38 seconds East 147.24 feet, thence North 89 degrees 58 minutes 00 seconds West 153.44 feet, thence South 00 degrees 10 minutes 00 seconds West 25.04 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 89 degrees 58 minutes 17 seconds East 153.68 feet, thence South 86 degrees 53 minutes 25 seconds East 162.03 feet, thence South 00 degrees 41 minutes 41 seconds East 25.06 feet, thence South 00 degrees 19 minutes 55 seconds West 170.19 feet, thence North 89 degrees 58 minutes 00 seconds West 161.27 feet, thence North 00 degrees 06 minutes 09 seconds East 178.90 feet, thence North 89 degrees 58 minutes 00 seconds West 153.92 feet, thence North 00 degrees 10 minutes 00 seconds East 24.96 feet to the POINT OF BEGINNING, containing 0.83 acres plus or minus.

SYMBOLS & ABBREVIATIONS

Δ - CENTRAL ANGLE	P.O.C. - POINT OF COMMENCEMENT
AC - ACRES ±	P.O.B. - POINT OF BEGINNING
CH - CHORD	R - RADIUS OR RANGE
O.R. - OFFICIAL RECORD BOOK	R/W - RIGHT OF WAY
D.B. - DEED BOOK	SCM - SET CONCRETE MONUMENT
FCM - FOUND CONCRETE MONUMENT	(4" x 4") UNLESS NOTED
FIR - FOUND IRON ROD	SEC. - SECTION
(5/8" UNLESS NOTED)	SR - SET 5/8" IRON ROD/CAP #6590
F.I.R.M. - FLOOD INSURANCE RATE MAP	SNC - SET NAIL AND CAP #6950
FIP - FOUND IRON PIPE	UNREC. - UNRECORDED
FPF - FOUND PINCHED IRON PIPE	LB. - LICENSED BUSINESS
FNC - FOUND NAIL AND CAP	(M)=PER SURVEY (P)=PER PLAT
L - ARC LENGTH	(D)=PER DEED OR DESCRIPTION
T - TOWNSHIP OR TANGENT	(C)=AS CALCULATED
LB. - LICENSED BUSINESS	
N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM	

NOTES:

1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS NOTED.
2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED, THAT MAY AFFECT THE BOUNDARIES.
3. RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESIS
4. THIS PROPERTY LIES IN FLOOD ZONE(S) "X", AS PER FLOOD INSURANCE MAP PANEL No. 120144 0284 D, DATED 11/19/97.
5. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE OF THE FLOOD INSURANCE RATE MAP PANEL, THAT MAY AFFECT FLOOD ZONE DESIGNATION, THAT THIS SURVEYOR HAS NOT BEEN PROVIDED.
6. ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR
7. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED
8. THE OWNERSHIPS AS SHOWN OF PORTIONS OF ABANDONED BAKER STREET ARE DEEDED TO TAX PARCEL #1130206160000 PER CLIFF LAMB & ASSOCIATES, INC., NO INSTRUMENTS OF RECORD HAVE BEEN PROVIDED.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 61G17-6).

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED No. 4664

DATE SIGNED
6-25-2004
DATE SURVEYED

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 3

CERTIFIED TO:
WINCHESTER LLC
BRANCH BANKING & TRUST CO.
COOPER, BYRNE, BLUE & SCHWARTZ, P.A.
ATTORNEYS' TITLE INSURANCE FUND, INC.

A.D. Platt
& ASSOCIATES, INC. • LAND SURVEYORS
489 JOHN KNOX ROAD, TALLAHASSEE, FL 32303
PHONE: (850) 386-1036 FAX: (850) 386-1108
LICENSED BUSINESS No. 6590

BOUNDARY SURVEY OF:
PROPOSED BOUNDARY LINE SETTLEMENT
OF TWO PARCELS IN
SECTION 30, TOWNSHIP 1 NORTH,
RANGE 1 EAST,
LEON COUNTY, FLORIDA

DRAWING:
7945-TECH-AD
PROJECT:
7945



BAKER STREET
(NOT OPEN)

TALAFLO STREET
60' R.O.W.

LOT 1
BLOCK "A"

LOT 2
BLOCK "A"

LOT 3
BLOCK "A"

PARCEL
#1130206160000
(PER SURVEYOR NOTE #8)

PARCEL
#1130206160000
(PER SURVEYOR NOTE #8)

LOT 1
BLOCK "B"

LOT 2
BLOCK "B"

LOT 3
BLOCK "B"

NORTH 30' OF LOT 4
BLOCK "B"

SOUTH 25' OF LOT 4
BLOCK "B"

PORTION LESS & EXCEPTED
PARCEL #1130206310000

PARCEL #1130206150000

BAKER STREET
50' R.O.W.

PARCEL #1130206220000

P.O.C.
(DEED BOOK 96, PAGE 36)
SE. CORNER OF SW. 1/4 OF
SECTION 30, T-1-N, R-1-E,
LEON COUNTY, FLORIDA.

ATTACHMENT # 1
PAGE 2 OF 3

S88°06'24"E 160.11'
(WEST 2.325 CHAINS)

FIP(1/2")

N00°04'38"W 147.24'

200.84'

S00°41'41"E

N00°10'00"E 50.00'

S89°58'00"E 153.44'

N89°58'00"W 153.92'

N86°53'21"W 162.17'

FIP(1")

S00°19'55"W 170.19'
(NORTH 8.6 CHAINS)

(SOUTH 8.6 CHAINS)

N00°06'09"E 178.90'

PARCEL
#1130206210000

FIR #4320

N89°58'00"W 7.93'

FIP(1/2")

N89°58'00"W 161.27'

FIP(1/2") IN
BASE OF TREE

(WEST 5.17 CHAINS)

(EAST 2.325 CHAINS)

SHEET 2 OF 3

CERTIFIED TO:
WINCHESTER LLC
BRANCH BANKING & TRUST CO., P.A.
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LEON COUNTY, FLORIDA

DRAWING:
7945-TECH-AD
PROJECT:
7945

P.O.C.:
FOUND TERRA COTTA
MONUMENT
NORTHWEST CORNER
OF LOT 1, BLOCK "A",
WASHINGTON HEIGHTS,
PLAT BOOK 2, PAGE
103, LEON COUNTY,
FLORIDA

BAKER STREET
(NOT OPEN)



N00°10'00"E
25.04'

N00°10'00"E
24.96'

TALAFLO STREET
60' R.O.W.

LOT 1 "A"
BLOCK "A"

LOT 2 "A"
BLOCK "A"

LOT 3 "A"
BLOCK "A"

PARCEL
#1130206160000
(PER SURVEYOR NOTE #8)

S89°58'00"E 153.44'

N89°58'17"W 153.68'

N89°58'00"W 153.92'

LOT 1
BLOCK "B"

LOT 2
BLOCK "B"

LOT 3
BLOCK "B"

NORTH 30' OF LOT 4
BLOCK "B"

SOUTH 25' OF LOT 4
BLOCK "B"

P.O.B.
SIR

101.91'

S88°06'24"E 160.11'

(WEST 2.325 CHAINS)

147.24'

N00°04'38"W

175.78'

S00°41'41"E 200.84'

S00°41'41"E

175.78'

S00°41'41"E

200.84'

S00°41'41"E

175.78'

S00°41'41"E

200.84'

S00°41'41"E

175.78'

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200.84'

S00°41'41"E

175.78'

S00°41'41"E

200.84'

S00°41'41"E

175.78'

S00°41'41"E

PARCEL "A"
0.73± ACRES

PARCEL
#1130206160000
(PER SURVEYOR NOTE #8)

NEW BOUNDARY LINE
N86°53'25"W 162.03'

OLD BOUNDARY LINE
N86°53'21"W 162.17'

PARCEL "B"
0.83± ACRES

PARCEL
#1130206210000

FIR#4320

N89°58'00"W
7.93'

N89°58'00"W 153.34'

N89°58'00"W 161.27'

PORTION LESS & EXCEPTED
PARCEL #1130206310000

(EAST 2.325 CHAINS)

FIP(1/2")

175.78'

200.84'

S00°41'41"E

S00°41'41"E

S00°41'41"E

S00°41'41"E

S00°41'41"E

S00°41'41"E

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S00°41'41"E

S00°41'41"E

S00°41'41"E

S00°41'41"E

S00°41'41"E

FIP(1")

(NORTH 8.6 CHAINS)

170.19'

S00°19'55"W

170.19'

S00°19'55"W

170.19'

S00°19'55"W

170.19'

S00°19'55"W

170.19'

S00°19'55"W

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170.19'

S00°19'55"W

170.19'

S00°19'55"W

ATTACHMENT # 1

PAGE 3 OF 3

PARCEL #1130206150000

BAKER STREET
50' R.O.W.

PARCEL #1130206220000

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